

408-410 Domenic Ct., Bensenville, IL

**NOW: \$284,000**



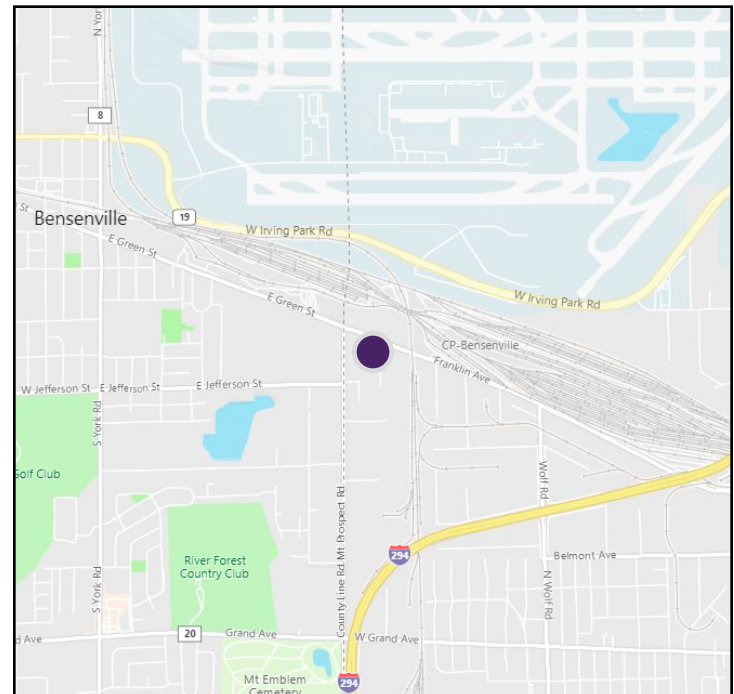
## Property Highlights

- 4,680 SF flex industrial condo
- 500 SF updated office space
- Large warehouse for storage and manufacturing
- Potential to divide to 2,340 SF
- Two drive-in doors
- 13' ceilings
- Opportunity for user or investor
- Just off Green St
- Close to intermodal yard, O'Hare
- Short drive to York Rd, I-294
- Zoning: I-2
- Taxes (2018): \$30,382

## Property Overview

A 4,680 square foot flex industrial condo is available for sale just off Green St in Bensenville. The condo features a 500 square foot updated office as well as a large warehouse for storage and manufacturing uses. The warehouse features 13' ceilings as well as two drive-in doors. The unit can potentially be divided for two tenants. The property is a short drive from York Rd and I-294.

Part of the O'Hare Industrial submarket, the property is located in an industrial park near the Canadian Pacific Intermodal Railyard. Bensenville has a strong industrial and office market due to its proximity to O'Hare as well as Chicago's extensive rail and highway networks.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,815	71,748	261,757
Households	1,524	24,241	90,609
Median Income	\$54,000	\$67,971	\$65,152

**Vince Pine**

Vice President  
(312) 338 - 3016

vpine@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.